

**Village of Sturtevant**  
Planning Commission Meeting Minutes  
Thursday, May 8, 2008

**Regular Meeting**

**Members present:** Steve Jansen, Tim Hastings, Bernetta Hutchinson, Gary Johnson, Fred Kobylinski, Michael Ramig, Mark Soine. Also attending: Mark Janiuk.

Meeting called to order by Steve Jansen at 6:00 p.m.

- **Public Hearing – Proposed Ordinance to create Section 17.46 of the Code of Ordinances for the Village of Sturtevant, Racine County, Wisconsin relating to a Temporary Moratorium on Adult Oriented Businesses.**

Motion Bernetta Hutchinson, Second Gary Johnson to open the Public Hearing. All ayes. Motion carried. Meeting opened at 6:05 p.m. Public comments were solicited.

- **Acceptance of Prior Meeting Minutes**

Motion Bernetta Hutchinson, Second Gary Johnson to accept the minutes from the Regular Meeting of the Planning Commission on February 14, 2008. All ayes. Motion carried.

- **Winona Pattern & Mold – 2450 Wisconsin Street: Rezone Request from Business District Zoning to Industrial Zoning; Remodeling/Addition-Conceptual/Preliminary Approval; Conditional Use Permit to Design and Manufacture Tooling for the Foundry and Aerospace Industries-Conceptual/Preliminary Approval**

Winona Pattern & Mold has requested approval for their business at this location, with a purchase for the property pending. They plan to add a 3200 ft<sup>2</sup> addition to the rear of the building, pave parking areas on both sides of the lot, and add extensive green space to the property. They will also be painting the building to dress it up. Fifteen employees will be moving here from their current location in Franksville and they expect their business to grow to 35 employees in the foreseeable future.

They have met with the DRC. Although they originally planned on paving the whole lot, due to the large expense the plans that were submitted show crushed rock on a portion of the drive area. There were some concerns from the PC on this, and it was suggested they come before the DRC one more time to explore the options for the parking lot.

Motion Tim Hastings, Second Gary Johnson to grant conceptual and preliminary approval to Winona Pattern & Mold at 2450 Wisconsin Avenue and to recommend that the Village Board move ahead with the zoning request. All ayes. Motion carried.

- **Wisconsin Air Academy – 10508 Durand Avenue: New Construction of Mobile Classrooms for Air Academy-Conceptual/Preliminary Approval; Amendment to Conditional Use Permit to Operate Mobile Classrooms for Air Academy Students-Conceptual/Preliminary Approval**

Although Wisconsin Air Academy was given earlier approval for their plans regarding this property, there were some questions concerning the soil conditions that delayed the start of construction. As it is, there was a need for some redesign of the foundations in order to properly support the proposed buildings. This lost time resulted in the Air Academy requesting the placement of temporary buildings so they could fill their commitments for the upcoming summer session they had planned.

They have submitted a timeline for their phased construction plan in which they will build in stages while school is out of session. The building has been redesigned to accommodate the plan in such that it will be built

in four sections, but will end up being the same as originally proposed, with the exception of a slightly steeper pitch to the roofline. The initial phase will consist of the mobile structures, which are certified in Wisconsin, along with a permanent building section for the sports building. By August of 2009, the whole building will be complete and the mobile structures will be removed. It was noted that there needs to be some revision/update to the stormwater drainage on the west side of the property.

Motion Bernetta Hutchinson, Second Michael Ramig to grant conceptual and preliminary approval to Wisconsin Air Academy at 10580 Durand Avenue to construct mobile classrooms with conditions to be worked out with the DRC prior to final approval. All ayes. Motion carried.

- **Public Hearing**

The allotted has passed and no comments were submitted. Motion Gary Johnson, Second Michael Ramig to close the Public Hearing. All ayes. Motion carried. Hearing closed at 7:10 p.m.

Motion Bernetta Hutchinson, Second Gary Johnson to recommend the Village Board consider the third reading and adoption of the proposed Ordinance to create Section 17.46 of the Code of Ordinances for the Village of Sturtevant, Racine County, Wisconsin relating to a Temporary Moratorium on Adult Oriented Businesses. All ayes. Motion carried.

- **Sundance, Inc. – 9508 Michigan Avenue, Suite C: Conditional Use Permit to Operate a Lawn Care and Landscaping Business-Conceptual/Preliminary, Possible Final Approval**

Jamie Harris of Sundance, Inc. is requesting a conditional use for his business at 9508 Michigan Avenue. The business operates on a seasonal basis for the most part with peak work being between April 1 and November 30. There will be limited onsite activity during the off-peak season. Office hours are as necessary the entire calendar year. Bulk material and yard waste are often stored at the facility while jobs are being completed. It is not Sundance's intention to stockpile this material, but disposal times are limited. Therefore, the quantity of yard waste will vary, but Sundance intends to haul material off site once a week as weather permits. An approved fence is currently installed along the roadside to screen the material.

Sundance has not been before the DRC, so no conditions for conditional use have been developed. Items that need attention could include a silt fence, location of soil pile, curb line clean-up, etc. Sundance was invited to meet with the DRC to set proper conditions that can go forward on the site.

Motion Bernetta Hutchinson, Second Michael Ramig to grant conceptual and preliminary approval to Sundance, Inc. at 9508 Michigan Avenue contingent on setting conditions with the DRC prior to final approval. All ayes. Motion carried.

- **TNG8, LLC – 90<sup>th</sup> Street: St. Bonaventure East residential Subdivision-Final Approval**

TNG8 has previously received conceptual and preliminary approval for their project and have now closed on the property as the State has signed off on easements needed for the owner transfer. A plat was submitted for review, but it was indicated there are still some revisions to be made before it is finalized. The subdivision will be single residence only. A Developer's Agreement is in the works.

Motion Bernetta Hutchinson, Second Gary Johnson to grant final approval to TNG8 for the St. Bonaventure East subdivision on 90<sup>th</sup> Street contingent on staff review and completion of the Developer's Agreement. All ayes. Motion carried.

- **Comprehensive Planning Process**

At some point, SEWRPC will be submitting a final draft of the Smart Growth plan for Racine County for review and approval. That plan will include the land use plans for all the municipalities / governmental bodies in the area. Once the plan is published, it will be very difficult to deviate the zoning in a given area. Therefore the Village of Sturtevant needs to give serious consideration to the zoning we would want to carry forward to match the comprehensive plan. Most of the area within the Village boundaries is set, but the area on the west side of town and south of Highway 11 should be looked at.

- **Zoning Change to Allow Limited Residential Use in Business Districts**

Per the Plan Commission direction in February, Chris Leary drafted an ordinance to create a limited residential use in the Village's Business District zoning. Right now, such use is not permitted although there are numerous such uses within the Village's Business District and in general, the storefront apartment-type living is becoming more popular. Note that the storefront apartments that may be allowed under the draft are not permitted as a matter of right, but only as conditional uses. Second, the draft makes clear that not all areas are necessarily appropriate for even the very limited residential use created by the ordinance.

The Plan Commission members are to review the draft for further discussion.

- **Commissioners and/or Staff Discussion**

R1-R2 / Multifamily Zoning – The Plan Commission was informed there is no allowance for duplexes in the Village – R1/R2 allows only single family housing and Multi-Family allows for more than two family housing – effectively making every two-family unit in the Village as nonconforming use. In order to effectively deal with the issues concerning the numerous duplexes within the Village, the ordinances need to be cleaned up to provide cleaner boundaries to work with. For instance, one way would be to totally eliminate two-family units from the zoning. However, before any action is taken, we need to determine what type of Village we want as a result. Item is to be placed on the agenda for next month.

Loumos Heights Subdivision – It was noted that some of the lots are in a flood plain. The Village is waiting to market the properties until after the floodplain issue is resolved. However, there are lots in the subdivision that are not in the flood plain and are currently available. The prices that were set have not yet been adjusted to reflect the latest market values. People that have called to inquire about the lots have been told they can make an offer if they like.

Residential Care Group Homes – There are several such homes being run in the Village. These homes are basically licensed and regulated by the State, so local municipalities are limited as to what they can do about them. However, the Village is currently looking at our options. Bernetta Hutchinson noted that owner occupied group homes have a different set of rules to live by than non-owner occupied businesses.

**Adjournment** – Motion Gary Johnson, Second Bernetta Hutchinson to adjourn. All ayes. Motion carried. Meeting adjourned at 9:05 p.m.

Respectfully submitted,

*Mark Soine*

Mark Soine

Secretary of the Planning Commission